

CITY OF RICHMOND

P.O. Box 250 – 239 W. Main St.
Richmond, KY 40476
www.richmond.ky.us

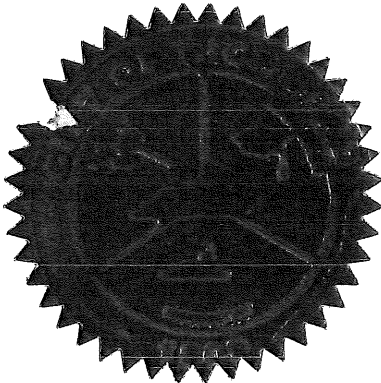
RECEIVED AND FILED
DATE May 26, 2016

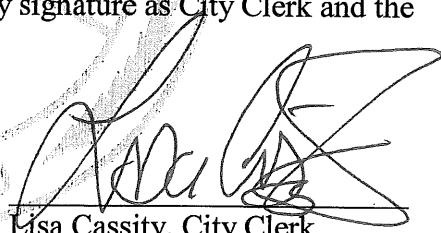
ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Wilkerson

CERTIFICATE OF CITY CLERK

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that Ordinance 16-09 is a true and correct copy of this ordinance and was approved and adopted March 8, 2016 at a duly held City Commission meeting in accordance with all applicable requirements of Kentucky law, including KRS 61.810, 61.815, 61.820 and 61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.

IN TESTIMONY WHEREOF, witness my signature as City Clerk and the official Seal of said City this the March 8, 2016.




Lisa Cassity, City Clerk

ORDINANCE NO. 16-09

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY, ANNEXING
THE PROPERTY AT 222 MILLER DRIVE ADJACENT INTO THE CITY
LIMITS**

WHEREAS, the owner of record of the unincorporated territory described below would like to have annexed to the incorporated area of the City of Richmond, Kentucky, 222 Miller Drive adjacent to the City Limits and,

WHEREAS, , 222 Miller Drive, Lot 28 Hillcrest Subdivision, the sole owner of the land being proposed for annexation have by letter dated November 13, 2015, applied for voluntary annexation and

WHEREAS, it is the intent of the Richmond City Board of Commissioners to annex this land as per annexation procedures established by Ordinance Number 96-17, adopted February 20, 1996.

WHEREAS, the proposed annexation meets the requirement of KRS 81A.410, and the owner of record of such land has requested in writing to the annexation, and

WHEREAS, it is declared pursuant to KRS 81A.420 that it is desirable to annex this unincorporated territory and the Richmond Planning and Zoning Commission conducted a Public Hearing pursuant to KRS 100.209 on January 28, 2016 for its recommendation as to zone classifications and any zoning map amendments.

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Richmond that:

SECTION I

The following unincorporated territory referenced being adjacent and contiguous to the corporate limits of the City of Richmond, Kentucky, is hereby annexed into to the boundaries of the City of Richmond.

A CERTAIN TRACT OF LAND ON THE SOUTH SIDE OF MILLER DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED DECEMBER 2ND, 2015 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND $\frac{3}{4}$ " GALVANIZED OPEN PIPE IN THE SOUTH RIGHT OF WAY OF MILLER DRIVE (20' FROM CENTERLINE) AND COMMON CORNER TO ROBERT AND DEBRA GRISE (DB 714 PG 609); THENCE LEAVING GRISE WITH THE RIGHT OF WAY S 76°18'19" E 100.05' TO A FOUND $\frac{1}{2}$ "

GALVANIZED OPEN PIPE AND COMMON CORNER TO ARTHUR AND BERTHA BLAKEMAN (DB 476 PG 814) AND THE CITY OF RICHMOND; THENCE LEAVING THE RIGHT OF WAY WITH BLAKEMAN AND THE CITY S 14°20'21" W 151.14' TO A SET IRON PIN AND CAP AND COMMON CORNER TO WANDA AND LORRAINE SCOTT (DB 446 PG 648); THENCE LEAVING BLAKEMAN WITH SCOTT AND PASSING A CORNER TO WILLIAM AND JUDY HARRISON (DB 544 PG 051) N 76°06'40" W 100.00' TO A SET IRON PIN AND CAP AND COMMON CORNER TO HARRISON, THE BEFORE MENTIONED GRISE, AND MADISON COUNTY; THENCE LEAVING HARRISON AND THE CITY WITH GRISE AND MADISON COUNTY N 14°19'12" E 150.80' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES +/-.

SECTION II

The Richmond Planning and Zoning Commission conducted a Public Hearing pursuant to KRS100.209 on January 28, 2016 and recommended the zoning classification of subject property be **R1-C City Single Family Residential**. The property shall be so zoned in accordance with that recommendation.

SECTION III

The City Clerk shall cause this Ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

Date of First Reading: February 23, 2016

Motion By: Commissioner Newby

Seconded By: Commissioner Blythe

Vote:	Yes	No
Commissioner Baird	x	
Commissioner Blythe	x	
Commissioner Morgan	x	
Commissioner Newby	x	
Mayor Barnes	x	

Date of Second Reading: March 8, 2016

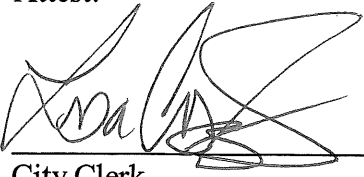
Motion By: Commissioner Morgan

Seconded By: Commissioner Blythe

Vote:	Yes	No
Commissioner Baird	x	
Commissioner Blythe	x	
Commissioner Morgan	x	
Commissioner Newby	x	
Mayor Barnes	x	



Mayor

Attest:


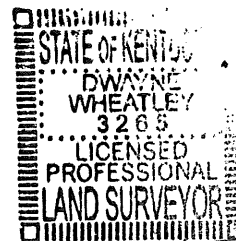
City Clerk

LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET $\frac{1}{2}$ " DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

A CERTAIN TRACT OF LAND ON THE SOUTH SIDE OF MILLER DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED DECEMBER 2ND, 2015 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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5/17/16
[Handwritten signature]

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

SNAPP HOMES AND RENTALS, LLC.
(DB 721 PG 618)

DATE

CERTIFICATE OF ACCURACY

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1' : 30,994' and was not adjusted. The survey as shown hereon is an Urban Class survey and the accuracy and precision of said survey meets all the specifications of this class.

DWAYNE WHEATLEY, L.S. 3265

DATE

LEGEND

- — SET 1/2" DIA. IRON PIN
(18" in length #4 Rebar with
yellow plastic caps stamped
'ABACUS LPLS #3265')
- ⊙ — FOUND MONUMENTATION
- ⊗ — UTILITY POLE
- ✱ — FENCE

1/2" REBAR W/ CAP
(NOT LEGIBLE)

NOTES:

- 1.) THE PURPOSE OF THIS PLAT IS TO RETRACE THE BOUNDARY OF LOT 28 OF THE SNAPP HOMES AND RENTALS, LLC. PROPERTY (DB 721 PG 618) AND TO ANNEX SAID LOT INTO THE CITY OF RICHMOND; AS SHOWN HEREON.
- 2.) URBAN CLASS SURVEY.
- 3.) ALL CORNERS ARE MARKED WITH 1/2" DIAMETER IRON PINS (18" IN LENGTH #4 REBAR) WITH YELLOW PLASTIC CAPS STAMPED "ABACUS LPLS 3265" UNLESS OTHERWISE NOTED.
- 4.) SOURCE OF TITLE: DB 721 PG 618
- 5.) THIS PROPERTY HAS BEEN FOUND TO LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 210342 0143-C EFFECTIVE DATE OCTOBER 02, 2012.
- 6.) NO CONSTRUCTION SHALL OCCUR WITHOUT THE PRIOR APPROVAL OF AN ON-SITE SEPTIC DISPOSAL SYSTEM BY THE MADISON CO. HEALTH DEPARTMENT.
- 7.) CONTOURS OMITTED FOR CLARITY.
- 8.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, EXPRESS OR IMPLIED, OF RECORD IN THE MADISON COUNTY CLERK'S OFFICE.
- 9.) SMALLEST LOT IS LOT 28 @ 0.35 ACRES +/-.
- 10.) ALL BOUNDARY LINES HAVE A CORRESPONDING BUILDING SETBACK. SEE LAND USE REGULATIONS PRIOR TO ANY CONSTRUCTION.
- 11.) RIGHT OF WAY PER PREVIOUS PLAT (PB 2 PG 103).

LOT 27
ROBERT AND
DEBRA GRISE
DB 714 PG 609
"HILL CREST SUB-DIV"
PB 2 PG 103
(MADISON COUNTY)

LOT 8
RAYMOND KAYS
NO SOURCE OF TITLE
FOUND
"HILL CREST SUB-DIV"
PB 2 PG 103
(MADISON COUNTY)

MILLER

3/4" GALVANIZED
OPEN PIPE

P.O.B.

S 76°18'19"
100.05'

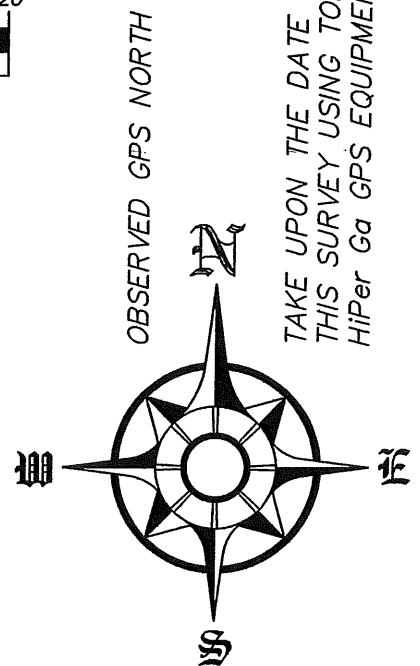
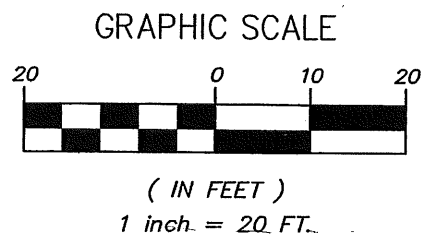
EXISTING HOUSE

LOT 28
SNAPP HOMES AND
RENTALS, LLC.
DB 721 PG 618
"HILL CREST SUB-DIV"
PB 2 PG 103
0.35 ACRES +/-
(MADISON COUNTY)

MADISON COUNTY

N 14°19'12" E
150.80'

S 76°06'40" E
198.22'



LOT 8
RAYMOND KAYS
NO SOURCE OF TITLE
FOUND
"HILL CREST SUB-DIV"
PB 2 PG 103
(MADISON COUNTY)

LOT 7
TONY AND
TINA HILL
DB 477 PG 271
"HILL CREST SUB-DIV"
PB 2 PG 103
(MADISON COUNTY)

IS:

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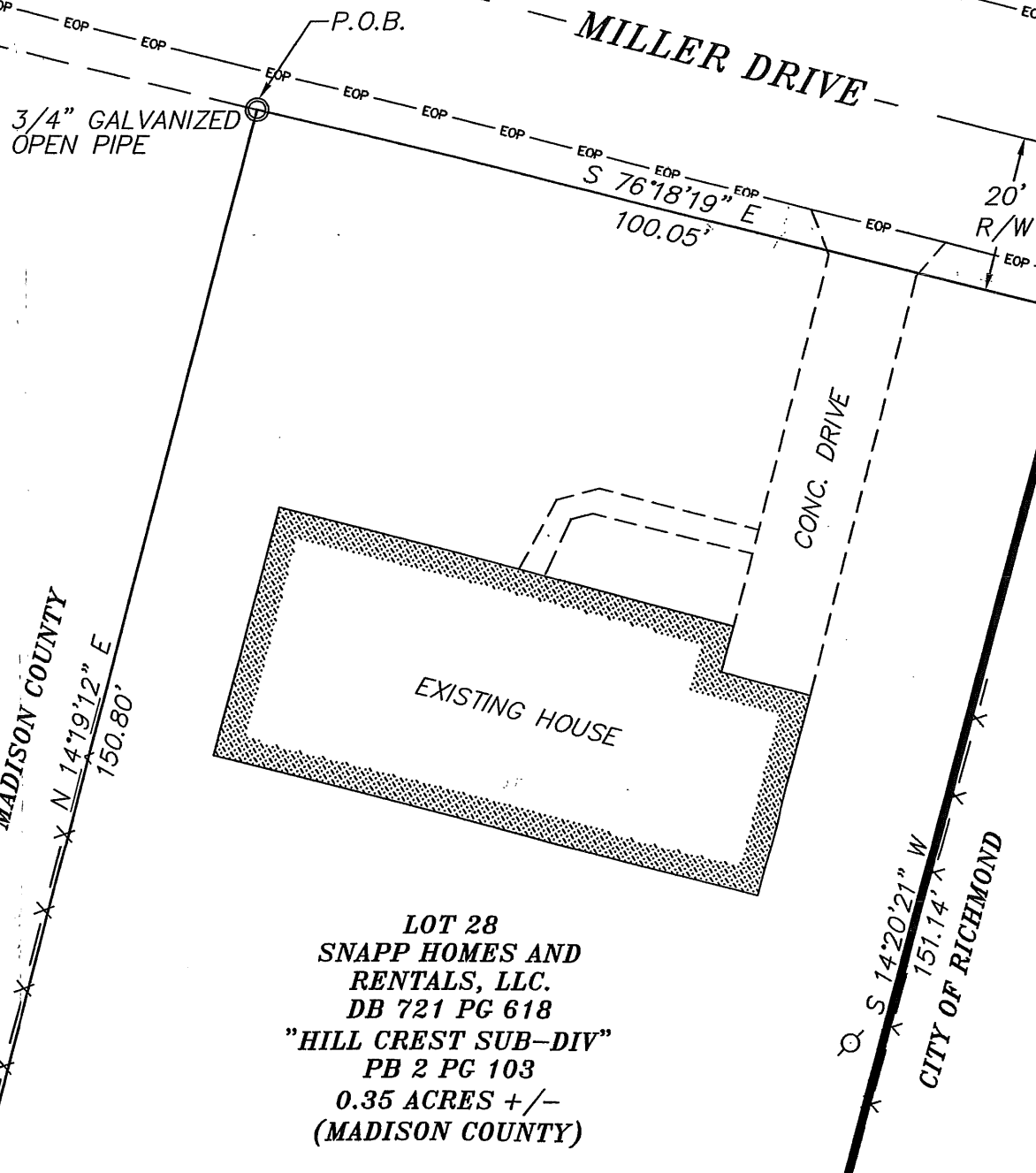
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BOUNDARY LINES HAVE A CORRESPONDING BUILDING SETBACK.
LAND USE REGULATIONS PRIOR TO ANY CONSTRUCTION.

HT OF WAY PER PREVIOUS PLAT (PB 2 PG 103).

LOT 27
ROBERT AND
DEBRA GRISE
DB 714 PG 609
"HILL CREST SUB-DIV"
PB 2 PG 103
(MADISON COUNTY)

LOT 28
SNAPP HOMES AND
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WANDA AND LORRAINE SCOTT (DB 446 PG 648); THENCE

- ABACUS LPLS #3265)
- — FOUND MONUMENTATION
 - — UTILITY POLE
 - ✱ — FENCE

1/2" REBAR W/ CAP
(NOT LEGIBLE)

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LOT 28
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PB 2 PG 103
0.35 ACRES +/-
(MADISON COUNTY)

UTILITY AND EASEMENT NOTE

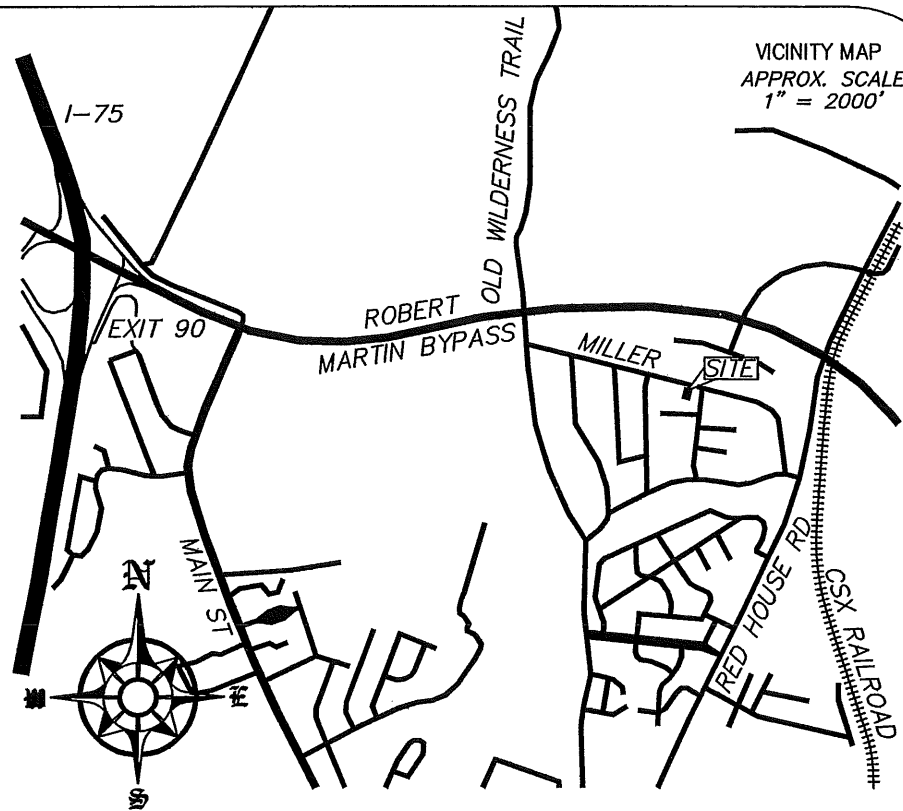
All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warranty the depiction of all easements and/or encumbrances.



LOT 3
WILLIAM AND
JUDY HARRISON
DB 544 PG 051
"FINAL PLAT HILLCREST #5"
PB 10 PG 109
(CITY OF RICHMOND)
ZONED R-1C

LOT 2
WANDA AND
LORRAINE SCOTT
DB 446 PG 648
"FINAL PLAT HILLCREST #5"
PB 10 PG 109
(CITY OF RICHMOND)
ZONED R-1C

OWNER(S)/CLIENT(S):
SNAPP HOMES & RENTALS, LLC.
2336 UNION CITY ROAD
RICHMOND, KY 40475
(859) 582-1644



<p>Signed: DWAYNE WHEATLEY P.E. 19640</p>		<p>Signed: DWAYNE WHEATLEY L.S. 3265</p>	<p>Abacus Engineering & Land Surveying 236 Boggs Lane, Suite 4 Richmond, KY 40475 P: (859) 625-1200 ~ F: (859) 625-1207</p>	<table><tr><td>Project No.:</td><td>15-287</td></tr><tr><td>Scale:</td><td>1" : 20'</td></tr><tr><td>Drawn by:</td><td>RT</td></tr><tr><td>Checked by:</td><td>DW</td></tr><tr><td>Date of Survey:</td><td>02DEC2015</td></tr><tr><td>Date of Plat:</td><td>09DEC2015</td></tr><tr><td>Date of Revision:</td><td>28APR2016</td></tr></table>	Project No.:	15-287	Scale:	1" : 20'	Drawn by:	RT	Checked by:	DW	Date of Survey:	02DEC2015	Date of Plat:	09DEC2015	Date of Revision:	28APR2016	<p>RICH</p>
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Date of Revision:	28APR2016																		

LETING DISPOSAL SYSTEM BY THE MADISON CO. COURT ORDER.

ED FOR CLARITY.

SUBJECT TO ANY AND ALL EASEMENTS, EXPRESS RECORD IN THE MADISON COUNTY CLERK'S OFFICE.

IS LOT 28 @ 0.35 ACRES +/-.

INES HAVE A CORRESPONDING BUILDING SETBACK. REGULATIONS PRIOR TO ANY CONSTRUCTION.

PER PREVIOUS PLAT (PB 2 PG 103).

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DEBRA GRISE
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PB 2 PG 103
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0.35 ACRES +/-
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Buried Line
Locations

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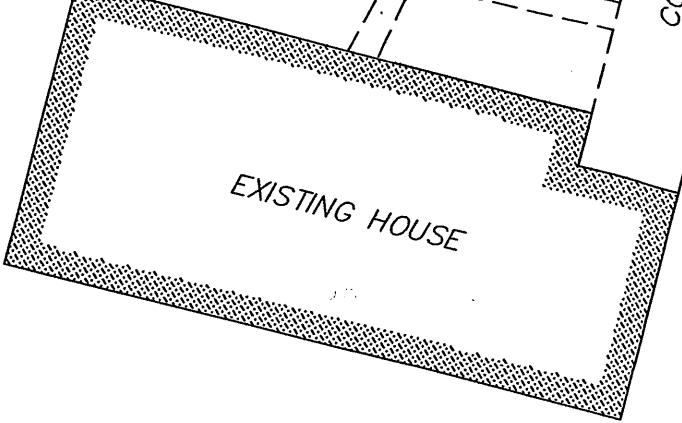
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PB 10 PG 109
(CITY OF RICHMOND)
ZONED R-1C

LOT 1
ARTHUR AND
BERTHA BLAKEMAN
DB 476 PG 814
"FINAL PLAT HILLCREST #5"
PB 10 PG 109
(CITY OF RICHMOND)
ZONED R-1C

BOLD DENOTES
CITY BOUNDARY

S 76°06'40" E
84.08'

5/8" REBAR W/
NO CAP



A CERTAIN TRACT OF LAND ON THE SOUTH SIDE OF MILLER DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED DECEMBER 2ND, 2015 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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		Scale: 1" : 20'	
		Drawn by: RT	
		Checked by: DW	
		Date of Survey: 02DEC2015	
Date of Plat: 09DEC2015			
Date of Revision: 28APR2016			

ADDITIONAL DOCUMENTS
INCLUDED WITH SUBMISSION.

To research the filing, contact the
Office of Secretary of State.